

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 09/03/03 Item 4.a.

File Number
 HP03-009

Application Type
 Historic Preservation Permit

Council District SNI
 3 St. James Square

Planning Area
 Central

Assessor's Parcel Number(s)
 259-34-018

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: North side of West Santa Clara St. approximately 100 feet east of North Market St.

Gross Acreage: 0.10 Net Acreage: 0.10 Net Density: n/a

Existing Zoning: CG Commercial General Existing Use: Vacant San Jose Building and Loan, City Landmark No. HL86-39

Proposed Zoning: No change Proposed Use: Nightclub/Drinking Establishment

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
 Core Area

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Parking GC Commercial General

East: Parking GC Commercial General

South: Commercial CG Commercial General

West: Office/Parking Lot CG Commercial General

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS

☒ Recommend Approval
☐ Recommend Approval with Conditions
☐ Recommend Denial

Date: _____

Approved by: _____

OWNER	DEVELOPER	DESIGNER	CONTACT PERSON
Walt Hoefler 81 W. Santa Clara St. San Jose CA 95113	Mauricio Mejia 81 W. Santa Clara St. San Jose CA 95112	Cindy Davis Devcon Construction 690 Gilbralter Dr. Milpitas CA 95035	Aimee Escobar 560 Lincoln St. Santa Clara CA 95050

PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
See attached	
GENERAL CORRESPONDENCE	

None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The Planning Commission approved a Conditional Use Permit (CUP) to allow operation of a bar and nightclub, Station 81, with entertainment and after-midnight use for this site on May 28, 2003. The applicant, Mauricio Mejia is currently requesting a Historic Preservation permit for exterior alterations in the form of an exterior exit stair addition, to the San Jose Building and Loan (City Landmark No. HL91-55) in order to facilitate the bar and night club use.

The site is developed with a 2 story commercial building in the Commercial General (CG) and (DG) Ground Floor Retail Zoning Districts and is designated Commercial General on the adopted San Jose 2020 Land Use and Transportation Diagram. Surrounding land uses include: parking to the north, commercial to the south across E. Santa Clara St., parking and commercial to the east, and commercial/office to the west.

Historic Resource Description

The building is listed in the California Property Data File as potentially eligible for the National Register of Historic Places. The 2002 Department of Parks and Recreation Form includes the following information about the historic resource. The building was constructed in 1927 and became home to the first building and loan business in San Jose. Dr. W.C. Brefogle, an important local figure, founded the San Jose Building and Loan. A prominent physician and businessman, he also founded the Garden City Bank and Trust Co. and was elected Mayor of San Jose in 1886.

The two-story rectangular building was designed in the Beaux-Arts architectural style by San Francisco architect Albert Roller. It features three high, arched window bays with a centered front door. The façade is clad in rusticated granite over a continuous, tall limestone base, and the rusticated square walls between the windows are expressed as columns. The cornice of the building is also highly decorative with traditional modillions and

dentils. “San Jose Building and Loan” is engraved into the façade at the frieze.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

The proposed project is consistent with the San Jose 2020 Land Use/Transportation Diagram designation of Core Area. This designation allows a range of “office, retail, service, residential, and entertainment uses in the Downtown Core Area.” Additionally, the rehabilitation is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

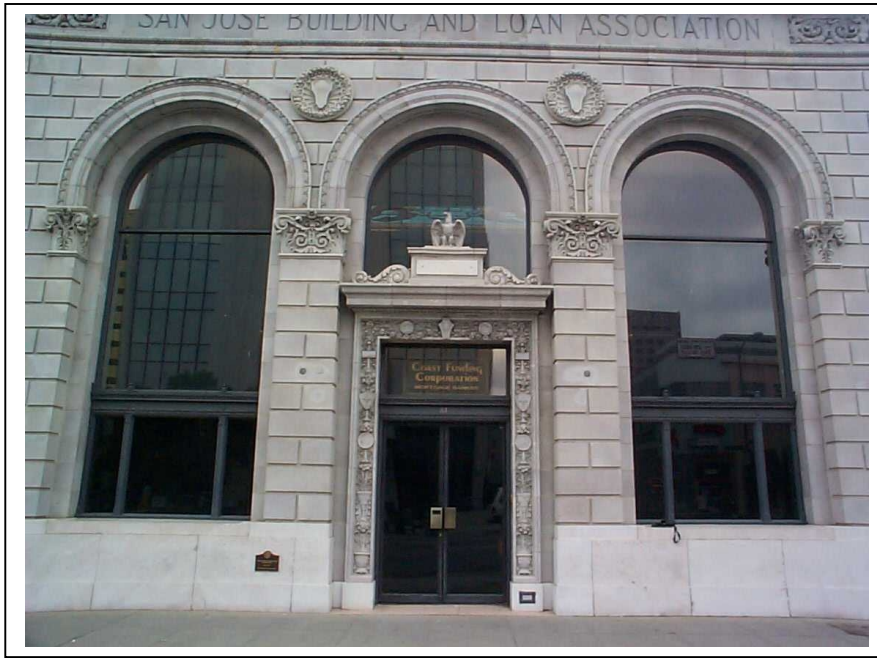
PROJECT DESCRIPTION

The project proposes the addition of two new metal exit doors and a new metal exit stair and landing on the side of the building facing the adjacent parking lot. The owner will be required to secure an easement from the adjacent property owner in order to obtain building permits for the proposed project (See Sheets No. A-3 and A-5 of the plan set).



East Elevation

The project also proposes new signage in the front windows and over the entry door. Removable film letters will be applied to the glazing in each of the side windows, new removable letters will be applied to the transom window and a new metal plaque will replace the existing plaque on the ornament above the door. The revised signage proposal will be presented at the HLC hearing.



ANALYSIS

While the owner has not yet secured an easement for the exit stair, the primary issue for this permit is conformance with the Secretary of the Interior's Standards for Rehabilitation (SIS) in order to facilitate re-use of the historic resource. The project conforms to the Standards in general and in particular to Standards No. 2 and No. 9.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project proposes to retain historic features of the East Santa Clara Street historic façade. The removal of historic material to create the new fire exits in the east party wall will not result in an alteration of features and spaces that characterize the property.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The film letters applied to the glazing in the side and transom windows and the new metal plaque will be reversible. The functional metal construction of the proposed exit doors and stair will be differentiated yet compatible with the historic party wall construction. The human scale of the stair will be subordinate to the overall scale of the wall.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards, and in particular to Standards No. 2, No. 6, and No. 9 and recommend approval of the proposed alterations to the Director of Planning with standard and special conditions.

Attachments:

- DPR
- Location Map

Pbce001/Planning Files/Historic Preservation/2003/HP03-009 HLC SR SJBL